

RESOLUTION NO. 08-176

RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA APPROVING THE CONDUCT OF AUTHORIZED CARDROOM GAMING ACTIVITY AT THE FACILITY KNOWN AS HIALEAH PARK SITUATED WITHIN THE GEOGRAPHIC BOUNDARIES OF THE CITY OF HIALEAH PURSUANT TO THE ISSUANCE OF A CARDROOM LICENSE AND PERMIT FOR QUARTER HORSE RACING ISSUED BY THE DIVISION OF PARI-MUTUEL WAGERING OF THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION TO SOUTH FLORIDA RACING ASSOCIATION, LLC WITH THE UNDERSTANDING THAT THE HIALEAH HISTORIC PRESERVATION BOARD MUST FIRST APPROVE ALL IMPROVEMENTS AND RENOVATIONS TO HIALEAH PARK IN ORDER TO OPERATE THE QUARTER HORSE RACING FACILITY AND CARDROOM THROUGH ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS PURSUANT TO HIALEAH CODE § 46-67; AND EFFECTIVE DATE.

WHEREAS, the South Florida Racing Association, LLC applied for a permit for quarter horse racing and a cardroom license to the Division of Pari-mutuel Wagering of the Florida Department of Business and Professional Regulation; and

WHEREAS, in connection with the permit application and pursuant to section 849.086 (16), the Division of Pari-mutuel Wagering will not issue a license for cardroom gaming without local government approval; and

WHEREAS, a cardroom is a facility where authorized games are played for money or anything of value and to which the public is invited to participate in such games and charged a fee for participation by the facility operator; and

WHEREAS, licensed and authorized cardroom activities do not constitute casino gaming operations; and

WHEREAS, pursuant to state law, a cardroom license may only be issued to a licensed pari-mutuel permitholder and an authorized cardroom may only operate at the same facility at which the permitholder is authorized to conduct pari-mutuel wagering activities pursuant to a valid pari-mutuel wagering permit; and

WHEREAS, the City of Hialeah finds that it is in the best interest of its residents and the community at large to approve this cardroom license in connection with the Quarter horse racing at Hialeah Park; and

WHEREAS, the City of Hialeah finds that the substantial renovations and improvements to Hialeah Park will greatly benefit the site and that Quarter horse racing will restore Hialeah Park to its traditional and historic purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

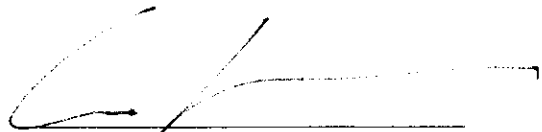
Section 1: The foregoing facts and recitations contained in the preamble to this resolution are hereby adopted and incorporated by reference as if fully set forth herein.

Section 2: The City of Hialeah, Florida hereby approves the conduct of authorized cardroom gaming activity at the facility known as Hialeah Park situated within the geographic boundaries of the City of Hialeah pursuant to the issuance of a cardroom license and permit for Quarter horse racing issued by the Division of Pari-mutuel Wagering of the Florida Department of Business and Professional Regulation to South Florida Racing Association, LLC with the understanding that the Hialeah Historic Preservation Board must first approve all improvements and renovations to Hialeah Park in order to operate the Quarter horse racing facility and cardroom through issuance of a Certificate of Appropriateness pursuant to Hialeah Code § 46-67.

Section 3: **Effective Date.** This resolution shall become effective when passed by the City Council of the City of Hialeah, Florida and signed by the Mayor of the

City of Hialeah, Florida or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto.

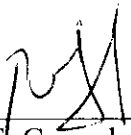
PASSED AND ADOPTED this 23rd day of December, 2008.

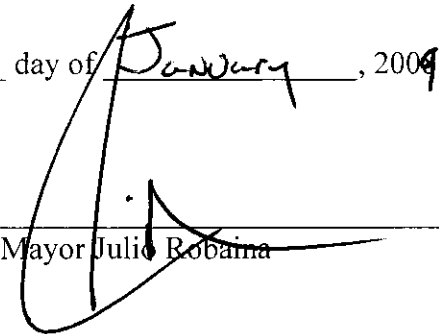


Carlos Hernandez
Council President

Attest:

Approved on this 6 day of January, 2009.



Rafael E. Granado, City Clerk

Mayor Julio Robaina

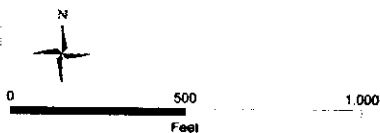
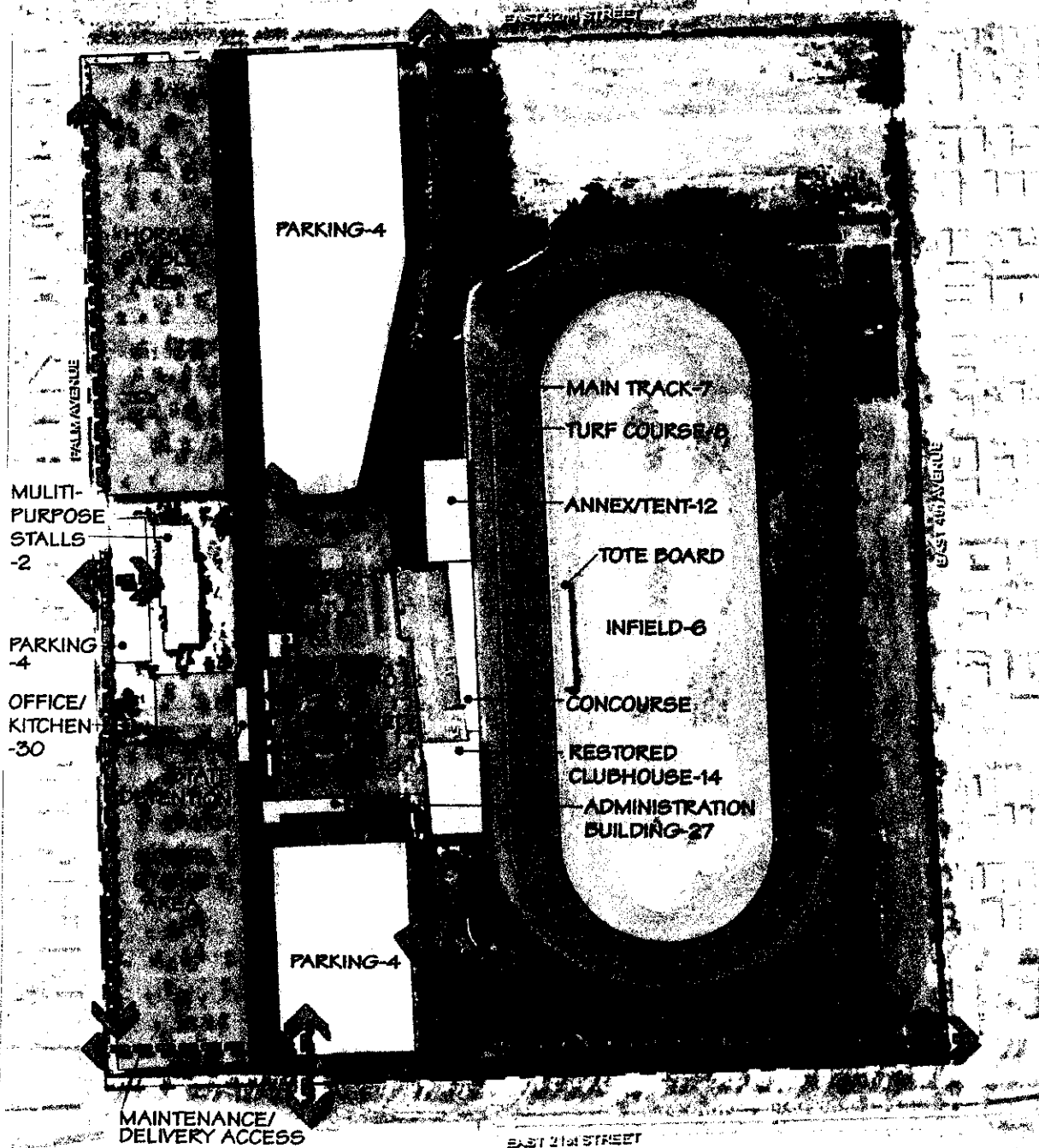
Approved as to form and legal sufficiency:



William M. Grodnick, City Attorney

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Resolution was adopted by a 6-0 vote with Councilmembers, Caragol, Casals-Muñoz, Cue, Gonzalez, Hernandez, and Yedra voting "Yes" and Councilmember Garcia-Martinez absent.

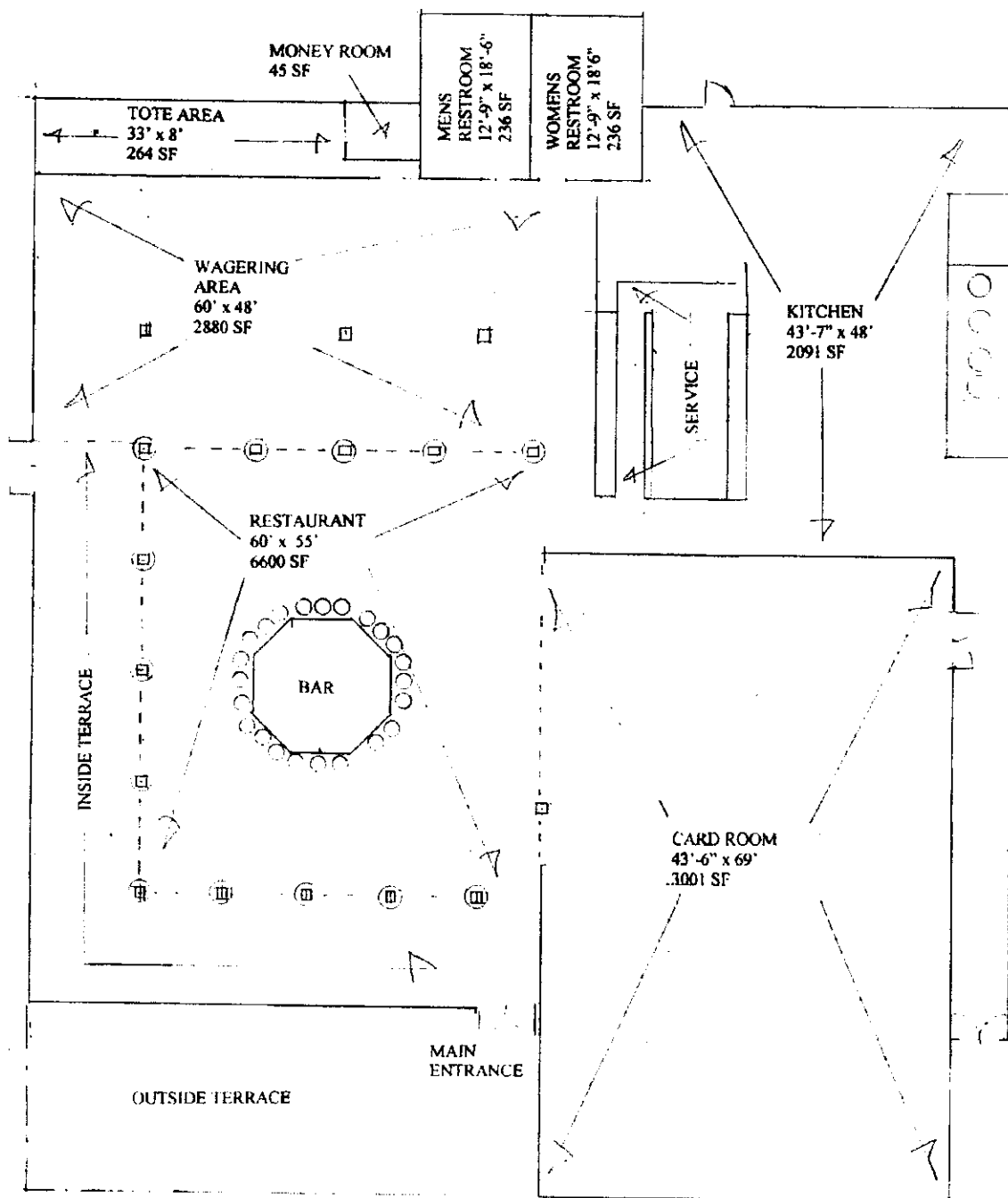


KEY
ACCESS/CIRCULATION

Hialeah Park Race Track

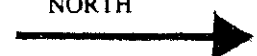
Preliminary Restoration Concept

Kimley-Horn
and Associates, Inc.



FLAMINGO PAVILION
FLOOR PLAN

NORTH



HIALEAH PARK CONSTRUCTION/RENOVATION PROJECT

Date: October 29, 2008

ITEM DESCRIPTION		Construction Cost Estimate	Construction Timetable
			Before permit issued:
1	PERIMETER PROPERTY	\$ 100,000	
2	BARN	\$ 100,000	1. Retain Architect
3	UTILITIES		2. Architect completes plan
	sewer		3. Architect prepares bid documents
	water		4. Architect prepares list of contractors to solicit to bid project
	drainage		
	electric	\$ 250,000	
4	PAVING		After permit issued:
	clubhouse		
	grandstand	\$ 100,000	1. Within 30 days: distribute bid documents to selected contractors and review bids
5	LANDSCAPING	\$ 100,000	
6	INFIELD	\$ 100,000	2. Within 45 days: select contractor and enter into construction contract
7	MAIN TRACK	\$ 100,000	
8	TURF COURSE	\$ 100,000	3. Within 60 days: contractor applies for building permit
9	Paddock	\$ 100,000	
OUTDOOR			4. Within 75 days: contractor begins construction
10	BENCHES/TABLES		5. Within 300 days: contractor completes construction
	STANDS	\$ 150,000	
11	PAVILION (Including Kitchen)	\$ 300,000	6. Within 330 days: install poker tables and other purchased furniture and fixtures
12	ANNEX/TENT	\$ 100,000	
13	BLDG. INFRASTRUCTURE		7. Within 345 days: complete testing of all installed systems (timing, photofinish, surveillance for poker room, etc.); complete testing of leased racing equipment
14	CH ALL 3 FLOORS	\$ 150,000	
15	GS ALL 3 FLOORS	\$ 150,000	
16	A/C MECHANICAL	\$ 100,000	
17	ROOFS (CH Only)	\$ 100,000	8. Within 365 days: facility open for business
18	CHAIRS & FURNITURE	\$ 150,000	
19	KITCHENS (Portable-Included in #11)		
20	PAINTING	\$ 100,000	
21	FLOORS	\$ 75,000	
22	RESTROOMS(Paddock)	\$ 100,000	
23	LIGHTING	\$ 100,000	
24	WALKS	\$ 100,000	
25	ELEVATORS/ESCALATORS (CLUBHOUSE)	\$ -	
26	AWNINGS	\$ 100,000	
27	ADM/JOCKEY/STATE	\$ 150,000	
BACKSIDE			
28	HOUSING		
29	PARKING		
30	OFFICE/KITCHEN (Only Office)	\$ 100,000	
31	EQUIPMENT (Lease)	\$ 100,000	
32	DEPOSITS, ETC.	\$ 100,000	
33	PROFESSIONAL FEES	\$ 100,000	
34	PERMITS	\$ -	
35	PRE-OPENING PROMOTIONAL EXPENSES, ETC.	\$ 200,000	
SUB TOTAL		\$ 3,575,000	
Contingency (10%)		\$ 357,500	
TOTAL		\$ 3,932,500	